153.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	810,900 / 810,900
					USE VALUE:	810,900 / 810,900
					ASSESSED:	810,900 / 810,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		EUSTIS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HELMUTH CHRISTOPHER F & LESLIE
Owner 2:	
Owner 3:	
Street 1:	63 EUSTIS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HINTON ERIC/NICOLE -
Owner 2:	-
Street 1:	63 EUSTIS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .134 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1937, having primarily Vinyl Exterior and 1838 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5838.000	334,800		476,100	810,900
Total Card	0.134	334,800		476,100	810,900
Total Parcel	0.134	334,800		476,100	810,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 441.31 /Parcel: 441.31

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 101464

GIS Ref

GIS Ref

Insp Date 01/20/18

!11987!

PREVIOUS ASSESSMENT

Parcel ID 153.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	334,800	0	5,838.	476,100	810,900		Year end	12/23/2021
2021	101	FV	324,200	0	5,838.	476,100	800,300		Year End Roll	12/10/2020
2020	101	FV	324,300	0	5,838.	476,100	800,400	800,400	Year End Roll	12/18/2019
2019	101	FV	254,100	0	5,838.	446,400	700,500	700,500	Year End Roll	1/3/2019
2018	101	FV	253,900	0	5,838.	369,000	622,900	622,900	Year End Roll	12/20/2017
2017	101	FV	253,900	0	5,838.	339,200	593,100	593,100	Year End Roll	1/3/2017
2016	101	FV	253,900	0	5,838.	309,500	563,400	563,400	Year End	1/4/2016
2015	101	FV	239,300	0	5,838.	303,500	542,800	542,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:35:53

LAST REV

Date	Time
02/14/18	10:10:03
ekelly	

PAT ACCT. 11987

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HINTON ERIC/NIC	1482-139		12/17/2015		700,000	No	No		
DOHERTY ETHEL R	1345-102		10/15/2007		499,900	No	No		
	932-150		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	101464
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2012	545	New Wind	5,047					replace 13 windows
11/7/2007	1033	Redo Kit	36,000			G9	GR FY09	
5/7/1998	263	Manual	7,000					REROOF/V SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2018	MEAS&NOTICE	HS	Hanne S
12/3/2008	MLS	MM	Mary M
11/22/2008	Meas/Inspect	201	PATRIOT
1/14/2000	Inspected	264	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	272	PATRIOT
7/12/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5838		Sq. Ft.	Site		0	80.	1.02	9									476,110						476,100	

Total AC/HA:	0.13402	Total SF/SM:	5838	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	476,110	Spl Credit		Total:	476,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.22142863
Const Adj.:	0.98990101
Adj $ / SQ:	133.000
Other Features:	119500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	411319
Depreciation:	76505
Depreciated Total:	334813

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

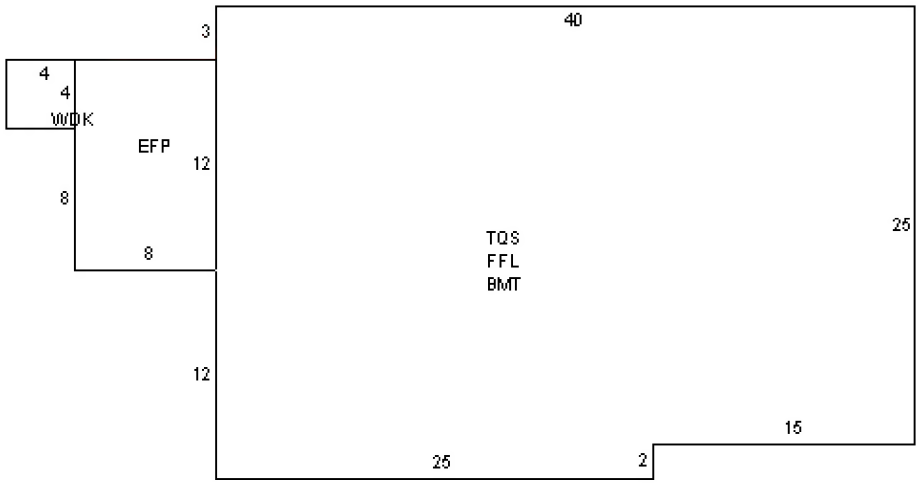
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	133.00
Special Features:	0	Val/Su Net:	111.60
Final Total:	334800	Val/Su SzAd	182.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,050	39.900	41,895
FFL	First Floor	1,050	133.000	139,650
TQS	3/4 Story	788	133.000	104,738
EFP	Enclos Porch	96	55.020	5,282
WDK	Deck	16	15.840	253

Net Sketched Area:	3,000			Total:	291,818
Size Ad	1837.5	Gross Area	3262	FinArea	1838

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc